



WASHINGTON GATEWAY DATA PROFILE

Department of Neighborhood Development
Policy Development & Research Division

	<u>Washington Gateway</u>	<u>Boston</u>
TOTAL POPULATION (US Bureau of the Census)		
2000	31,421	589,141
1990	31,999	574,383
% Change 1990-2000	-1.8%	2.6%
LAND AREA (Sq. Miles)	1.2	47.6
DENSITY, Persons per Square Mile		
2000	26,184	12,377
1990	26,666	12,067
OPEN SPACE, Percent of Neighborhood Land Area		
1999		20.7%
RACE & ETHNICITY, 2000 Number and Percentages (US Bureau of the Census)		
White	12,133 (39%)	291,561 (50%)
Black	6,873 (22%)	140,305 (24%)
Hispanic	5,318 (17%)	85,089 (14%)
Asian or Pacific Islander	6,251 (20%)	44,280 (8%)
Native American	94 (<1%)	1,517 (<1%)
Other	124 (<1%)	8,215 (1%)
Multi-Racial	628 (2%)	18,174 (3%)
AGE, 2000 Number and Percentages (US Bureau of the Census)		
Under 18	5,113 (16%)	116,559 (20%)
18-64	23,023 (73%)	411,246 (70%)
65+	3,285 (11%)	61,336 (10%)
MEDIAN HOUSEHOLD INCOME, 1998 Estimate (PCensus Estimate)		
	\$42,202	\$39,987
POVERTY RATE, 1990 (US Bureau of the Census, HUD Adjusted Poverty Universe)		
	23.0%	16.7%

WASHINGTON GATEWAY DATA PROFILE (Continued)

Washington Gateway

Boston

RESIDENTIAL SALES & MEDIAN SALES PRICE

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

<u>Year</u>	<u>Washington Gateway Sales</u>	<u>Washington Gateway Median Price</u>	<u>Boston Sales</u>	<u>Boston Median Price</u>
January – June 2002	329	\$380,000	3,802	\$300,000
2001	499	\$350,000	6,297	\$263,900
2000	646	\$320,000	7,480	\$224,000
1999	724	\$259,000	8,183	\$182,000

RESIDENTIAL FORECLOSURES, Number & Percent of Residential Sales

(Banker & Tradesman, percent of sales of 1-3 family properties and condominiums, between \$25,000 and \$1,000,000)

January – June 2002	0 (0%)	19 (<1%)
2001	2 (<1%)	32 (<1%)
2000	0 (0%)	75 (1%)
1999	3 (<1%)	177 (2%)
1998	6 (2%)	210 (3%)

ABANDONED BUILDINGS, Number & Percent of Property Type

(DND Annual Abandoned Building Survey)

2001	Residential	0 (0%)	260 (0.3%)
	Commercial/Mixed	2 (4.6%)	114 (1.5%)
2000	Residential	4 (0.2%)	376 (0.5%)
	Commercial/Mixed	3 (6.9%)	179 (2.4%)

HOUSEHOLDS & TENURE, 2000

(US Bureau of the Census)

Occupied Housing Units	15,002	239,528
Percentage Owner-Occupants	22.9%	30.7%

BUILDINGS & TENURE, January 1, 2001

(City of Boston Department of Assessing)

Washington Gateway

Boston

<u>Property Type</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>	<u>Number of Properties</u>	<u>Property Type as % of Total</u>	<u>Owner Occupancy Rate</u>
Single Family	396	15.6%	75.3%	29,763	39.4%	81.0%
Two Family	259	10.2%	72.6%	18,377	24.3%	69.7%
Three Family	288	11.3%	58.3%	15,854	21.0%	53.1%
Total 1, 2, 3 Family Properties	943	N/A	69.4%	63,994	N/A	70.8%
Four-Six Family	474	18.7%	33.3%	2,916	3.9%	27.8%
Apartment Buildings	153	6.0%	11.1%	2,285	3.0%	5.4%
Mixed Residential/Commercial	274	10.8%	21.5%	2,353	3.1%	14.9%
Condominium Associations	694	27.3%	N/A	4,013	5.3%	N/A
Condominium Units	3,740	N/A	61.0%	38,378	N/A	48.4%
Total Residential & Mixed Properties	2,538	N/A	N/A	75,561	N/A	N/A

Government and institution owned property is excluded from this analysis, as Assessing does not describe in detail the land use of exempt properties.

WASHINGTON GATEWAY DATA PROFILE (Continued)

COMMERCIAL SALES <i>(Banker & Tradesman)</i>	<u>Washington Gateway</u>		<u>Boston</u>	
	<u>Buildings Sold</u>	<u>Sales Value</u>	<u>Buildings Sold</u>	<u>Sales Value</u>
2001	19	\$19,900,800	212	\$634,800,000
2000	18	\$11,228,843	288	\$1,084,900,000
1999	18	\$14,624,954	288	\$550,300,000
1998	22	\$16,100,420	296	\$1,217,300,000

COMMERCIAL RENTS, February, 2002

(DND Annual Survey of community development corporations and Main Streets District managers)

Retail / Square Foot (estimates)	\$29 - \$32	N/A
Office / Square Foot (estimates)	\$25.5 - \$31	N/A